

**TOWN OF WEST HARTFORD
ZONING BOARD OF APPEALS
WEDNESDAY, DECEMBER 21, 2016
MINUTES**

ROLL CALL: 7:00 PM

ATTENDANCE: Chair: Lisa Sadinsky, Joshua Smilowitz, Vice-Chair; Commissioners: Don Neville and Jared Grise; Alternate: Michael Johnson; Brian Pudlik, ZEO and Secretary to ZBA. **ABSENT:** Commissioner Thomas Foley; Alternates: Angelo DiMatteo and Todd Doyle

The Zoning Board of Appeals met in the Legislative Chamber, Room 314, 50 South Main Street, West Hartford, on Wednesday, December 21, 2016, at 7:00 p.m., to hear and act on the following petitions:

#35-16 **66 Huntington Drive** – Petition of E. Davidson, R.O. requesting a +/-16' variance to the 35' rear yard setback requirement for the main building per Section 177-6 (D) Standards for One-Family Residence Districts and Section 177-20 Obstructions in Yards for the construction of an approximately 22' x 14' deck and staircase projection per plans on file. **R-13 Zone**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Neville made a motion to grant the petition; second by Commissioner Grise. In reaching its decision, the Board found the following conditions to exist:

1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
2. Variance request is minor and will not adversely impact neighboring properties.
3. The Board found that the position of the home on the lot as well as the layout of the home were such that the only location where a usable deck could be built is in the proposed location.

VOTE: 5-0; Voting in favor were Commissioners: Sadinsky, Smilowitz, Neville, Grise and Johnson (seated for Foley)

Petition unanimously approved.

#36-16 **15 Scarsdale Road** – Petition of S. Rosenthal, R.O. , requesting a +/-4' variance to the 10' side yard setback per Section 177-6 (D) Standards for One-Family Residence Districts and Section 177-20 Obstructions in Yards for the construction of an approximately 22'5" x 27'6" attached garage and mudroom with second floor living space per plans on file. **R-10 Zone**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:



TOWN OF WEST HARTFORD

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Commissioner Sadinsky made a motion to grant the petition; second by Commissioner Neville. In reaching its decision, the Board found the following conditions to exist:

1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
2. Variance request is minor and will not adversely impact neighboring properties.
3. The Board found that the position of the home on lot is the primary reason for the applicant's request and that if the home were parallel to the lot line a variance would not be required for the proposed addition.

VOTE: 5-0; Voting in favor were Commissioners: Sadinsky, Smilowitz, Neville, Grise and Johnson
(seated for Foley)

Petition unanimously approved.

#37-16 **88 Van Buren Avenue** – Petition of M. Kapouch, R.O., for renewal of a Special Exception in order to maintain a customary home occupation for “More For Less Financial Solutions LLC” as an accessory to the residence per Section 177-49 for a period of five (5) years per plans on file. **R-10 ZONE**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Neville made a motion to grant the petition; second by Alternate Johnson. The Board made its decision to grant the petition with the following conditions:

1. This permission is granted for a period of (5) five years. At that time you will be notified of the requirement to renew this permit. Failure to renew will render this approval void.
2. The hours of operation shall be:

Monday – Friday	9:00 a.m. – 5:00p.m.
Evening Hours – Tues. & Wed.	7:00 p.m. – 9:00p.m.
Saturday	9:00 a.m – 12:00p.m.
3. Permission is granted for 2 Non-Resident Employees.
4. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer

VOTE: 5-0 Voting in favor were Sadinsky, Smilowitz, Neville, Grise and Johnson (seated for Foley)

Petition unanimously approved.

#38-16 **701 Farmington Avenue** – Petition of Educational Playcare, (Congregation Beth Israel, R.O) requesting a variance to Section 177-33 (E)(3) Signs in connection with special use permits authorized by the Plan and Zoning Commission allowing a maximum sign area of 25 sf and one (1) sign per lot. Requesting two (2) signs, one free-standing sign fronting Farmington Avenue and one (1) sign affixed to the building in the rear off Fennway Street. Total square footage of these signs are 35.9 sf, including the synagogue sign per plans on file.

RM-1 and R-6 ZONE

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Neville made a motion to grant the petition; second by Commissioner Smilowitz. Alternate Johnson recused himself. In reaching its decision, the Board found the following conditions to exist:

1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.
2. Variance request is minor and will not adversely impact neighboring properties.
3. The layout of the property with its entrance on Fennway lends itself to additional signage to assist patrons.

VOTE: 4-0; Voting in favor were Commissioners: Sadinsky, Smilowitz, Neville and Grise

Petition approved.

- Approval of minutes of the regular meetings held Wednesday, September 21, 2016 and November 16, 2016. Postponed.
- Approval of the 2017 ZBA Meeting Schedule (Motion to approve/Neville; Second/Grise); Motion approved 4-0.
- Election of ZBA Officers for 2017. Postponed.
- Adjournment. Motion to adjourn. (Motion/Neville; Second/Smilowitz). Motion approved 4-0. Meeting adjourned approximately 7:45 pm.